

RESOLUTION NO. CZAB14-2-06

WHEREAS, REDLANDS COVE DEVELOPMENT L. L. C. applied for the following:

AU to EU-S

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the SW ¼ of Section 33, Township 56 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 276 Street & S.W. 157 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-S would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Curtis Lawrence, seconded by Dawn Lee Blakeslee, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	absent	Rose L. Evans-Coleman	aye
Wilbur B. Bell	aye	Don Jones	absent
Dawn Lee Blakeslee	aye	Curtis Lawrence	aye
Dr. Pat Wade			aye

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to EU-S be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 15th day of February, 2006.

Hearing No. 06-1-CZ14-1
ls

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

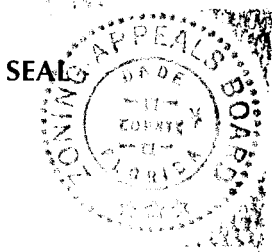
I, Luis Salvat, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-2-06 adopted by said Community Zoning Appeals Board at its meeting held on the 15th day of February 2006.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 23rd day of February, 2006.



Luis Salvat, Deputy Clerk (2678)

Miami-Dade County Department of Planning and Zoning





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Public Library System
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Safe Neighborhood Parks
Seaport
Solid Waste Management
Strategic Business Management
Team Metro
Transit
Task Force on Urban Economic Revitalization
Vizcaya Museum And Gardens
Water & Sewer

February 23, 2006

Redlands Cove Development, L.L.C.
c/o Jerry B. Proctor
Bilzin Sumberg Dunn Baena Price & Axelrod
200 S. Biscayne Blvd., Suite 2500,
Miami, Florida 33131

Re: Hearing No. 06-1-CZ14-1 (05-94)
Location: Southeast corner of S.W. 276 Street &
S.W. 157 Avenue, Miami-Dade County, Florida

Dear Mr. Proctor:

Enclosed herewith is Resolution No. CZAB14-2-06, adopted by Miami-Dade County's Community Zoning Appeals Board 14, which denied, without prejudice, your client's application for a district boundary change from AU to EU-S on the above-noted location.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 calendar days from the date of posting on the 11th floor of the Stephen P. Clark Building, located at 111 N.W. 1st Street, Miami, FL 33128.

The date of posting is February 21, 2006.

Sincerely,

Lou Salvat
Deputy Clerk

Enclosure